

CURRENT ZONING: GB  
MINIMUM SETBACKS:  
FRONT, REAR OR SIDE ALONG STREET FRONTAGE:  
LOCAL - 25'  
COLLECTOR - 30'  
SECONDARY ARTERIAL - 40'  
PRIMARY ARTERIAL - 60'  
REAR - 15' (40' IF ABUTS A RESIDENTIAL ZONE)  
SIDE - 0' (30' IF SIDE LOT LINE ABUTS A RESIDENTIAL ZONE)

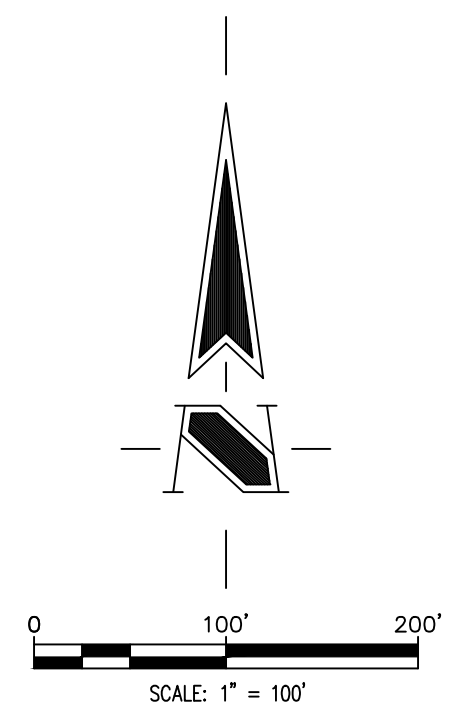
**LEGEND**

_____ BSL _____	BUILDING SETBACK LINE
— — — — —	EASEMENT LINE
_____ R/W _____	RIGHT OF WAY

PART OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF  
SECTION 22, TOWNSHIP 23 NORTH, RANGE 4 WEST  
FAIRFIELD TOWNSHIP, CITY OF LAFAYETTE, INDIANA

Part of the Southeast Quarter of Section 22, Township 23 North, Range 4 West of the Second Principal Meridian, Fairfield Township, Tippecanoe County, Indiana, described as follows:

Commencing at the South east Corner of said Quarter Section; thence along the south line of said Quarter Section North 89 degrees 41 minutes 00 seconds East (bearing is based on Geodetic North) 79.80 feet to the east line of U.S. Highway 52 (Project U-74 (48) 1967); thence along said east line North 01 degree 22 minutes 35 seconds West 510.99 feet to the west northwest corner of Lot #1 in New Wellfield Subdivision as per plat thereof recorded in Plat Cabinet "D", Slide D-82, Record #91-016650 in the office of the Recorder of Tippecanoe County, Indiana and the Point of Beginning; thence continue along aforesaid east line North 01 degree 22 minutes 35 seconds West 349.13 feet to the southwest corner of the lands conveyed to Chicagoland Oil Company, LLC as described in Record #20131007542, the next three courses are along the south, east and north lines of Chicagoland; thence perpendicular to said east line North 01 degree 22 minutes 35 seconds East 155.00 feet; thence parallel with said east line North 01 degree 22 minutes 35 seconds West 105.54 feet to the West 105.54 feet line of the South 88 degrees 37 minutes 25 seconds East 165.00 feet to the east line of U.S. Highway 52; thence along said east line North 01 degree 22 minutes 35 seconds West 90.61 feet to the southeasterly line of the Lafayette Union Railway (measured 22.00 feet southeast and perpendicular to the main track), the following four courses are along said southeasterly line; thence North 40 degrees 09 minutes 02 seconds East 286.91 feet to the south line of the Northwest Quarter of said Southeast Quarter; thence along said south line South 89 degrees 31 minutes 09 seconds West 10.54 feet to a point 14.00 feet southeasterly of the main track; thence North 40 degrees 09 minutes 02 seconds East 508.54 feet to the point of curvature of a curve concave northwesterly having a radius of 1458.00 feet, the radius point of said curve bears north 40 degrees 50 minutes 56 seconds West from said point; thence Northwesterly along said curve 337.29 feet to the point of tangency of the Lafayette Union Railway which runs south to the Egyptian Locomotive Company plant; thence along said west line South 05 degrees 07 minutes 45 seconds East 1903.01 feet to the north line of State Road 86 (Project U-271 (9) 1971) and a point on a non-tangential curve concave south having a radius of 80,312.52 feet, the radius point of said curve bears South 00 degree 10 minutes 29 seconds East from said point, the next two courses are along said north line; thence West along said point curve 475.80 feet; thence South 76 degrees 54 minutes 25 seconds West 231.02 feet to a point that is 182.00 feet east of the centerline of aforesaid U.S. Highway 52; thence parallel with said centerline North 01 degree 22 minutes 35 seconds West 278.91 feet to the south line of the aforesaid New Wellfield Subdivision, the following seven courses are along the boundary lines of New Wellfield; thence North 49 degrees 39 minutes 25 seconds East 28.91 feet; thence North 01 degree 22 minutes 35 seconds West 105.54 feet to the North 01 degree 22 minutes 35 seconds East 28.91 feet line; thence North 00 degree 44 minutes 01 seconds West 260.63 feet; thence South 89 degrees 55 minutes 25 seconds West 126.35 feet; thence South 01 degree 22 minutes 35 seconds East 93.08 feet; thence South 88 degrees 37 minutes 25 seconds West 53.48 feet to the place of beginning, containing 23.74 acres, more or less, and subject to easements and rights of way.



THE SCHNEIDER CORPORATION (2014)



- Architecture
- Civil Engineering
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- Land Surveying
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